



TITLE 40
EXHIBIT 1: MATRIX OF BOCC PREFERRED
ALTERNATIVE



BOCC Preferred Alternative
February , 2016

The Preferred Alternative starts with a foundation of Alternative 1 that is then progressively modified by the following elements with the last element taking priority and precedent over prior (lower number) elements.

| Alternative | Option Description | Planning Commission Recommendation | Preferred Alternative 2/23/16 |
|-------------|---|---|-------------------------------|
| Alt. 1 | NO ACTION ALTERNATIVE | | |
| 1 | The 'No Action' alternative. This option re-adopts the current plan, planning assumptions and moves the planning horizon out to 2035. | Motion to Approve: AYE – 6 ; NAY – 0 Motion Passed | Yes |
| Alt. 2 | COUNTY-INITIATED ALTERNATIVE | | |
| | RURAL LANDS | | |
| 2.a | Rural Lands. Change the comp plan map legend from three comp plan designations to one Rural designation to be consistent with current comp plan-to-zoning matrix table. | Motion to Approve: AYE – 6; NAY – 0 Motion Passed | Yes |
| 2.b | Agriculture Lands. Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10). | Motion to Deny : AYE – 4; NAY – 2 Motion Passed | Yes |
| 2.c | Forest Lands. Change the minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres (FR-20). | Motion to Approve: AYE – 2; NAY – 4 Motion Failed | Yes |
| 2.d | Rural Lands. For parcels zoned R-20, from 20 acres to 10 acres, in some areas. | No Vote Taken | Yes |
| 2.e | Rural Centers. Combine rural center commercial (CR-2) and rural commercial (CR-1) into a single comp plan designation of 'rural commercial'. | Motion to Approve AYE – 5; NAY – 1 Motion Passed | Yes |
| 2.f | Urban Reserve. Urban reserve (UR) becomes a true overlay. Zoning defaults to underlying zone; some parcels given R-5 zoning. UR code moved to the overlay chapter of Title 40. No change in allowable land uses. | Motion to Approve AYE – 5; NAY – 1 Motion Passed | Yes |



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| URBAN LANDS | | | |
| 2.g | Commercial Lands. Combine the three commercial zones (C-2, C-3 and GC) into a single comp plan (C) designation. | Motion to Approve AYE – 5; NAY – 1 Motion Passed | Yes |
| 2.h | Public Facilities. Creation of public facilities zone. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |
| 2.i | Urban Holding. Urban holding (UH) becomes a true overlay. Zoning defaults to underlying zone. UH code moved to the overlay chapter of Title 40. No change in allowable land uses. | Motion to Approve AYE - 5; NAY – 1 Motion Passed | Yes |
| 2.j | Battle Ground UGA. Changes comp plan and zoning designations to better reflect surrounding land uses. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |
| 2.k | Ridgefield UGA. Add the Tri-Mountain Golf Course to the Ridgefield UGA retaining Parks and Open Space (P/OS) zoning and adding an Urban Holding UH-20 overlay. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | No |
| 2.l | Vancouver UGA. Remove reference to the Three Creeks Special Planning Area. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |
| 2.m | Vancouver UGA. Approve the Discovery/Fairgrounds subarea comp plan map and zoning changes. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |
| 2.n | Vancouver UGA. Approve the Salmon Creek subarea comp plan map and zoning changes. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |



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| 2.o | Vancouver UGA. Change some parcels that have a mixed use comp plan designation to a comp plan designation that matches current zoning. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |
| 2.p | Vancouver UGA. Remove UR adjacent to the Vancouver UGA and replace it with R-5 and AG-20 zoning. | Motion to Approve AYE – 5; NAY – 1 Motion Passed | Yes |
| 2.q | Vancouver UGA. Remove UH in the Fisher Swale area between Vancouver and Camas. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |
| 2.r | Washougal UGA. Correct mapping error on parcels with city zoning inside the UGA but outside city limits. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |
| Alt. 3 | CITY-REQUESTED UGA EXPANSIONS | | |
| 3.a | Battle Ground. Add 80 acres, now designated R-5, to the UGA for jobs. | Motion to Approve AYE – 6; NAY - 0 Motion Passed | Yes |
| 3.b | La Center. Add 17 acres, now designated R-5, for a school site. | Motion to Approve AYE – 6; NAY – 0 Motion Passed | Yes |
| 3.c | La Center. Add 56 acres, now designated AG-20, for jobs. | Motion to Approve AYE – 3; NAY – 3 – TIE VOTE – No Recommendation | Yes , provided that if challenged, La Center will provide for the defense instead of Clark County. |
| 3.d | Ridgefield. Add 111 acres, now designated AG-20, for residential. | Motion to Deny AYE – 5; NAY -1 Motion Passed | Yes , provided that if challenged, Ridgefield will provide for the defense instead of Clark County. |



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| 3.e | Washougal. Add 41 acres, now designated R-5, for residential. | Motion to Approve AYE – 2; NAY – 3 ABSTENTION – 1 Motion Failed | No |
| Alt. 4 | RURAL, AGRICULTURE, AND FOREST LANDS CHANGES | | |
| 4.a | Rural Lands. Eliminate R-10 and R-20 zones unless publicly owned property. Create R-1 and R-2.5 zones. Maintain R-5 zone. | Motion to Deny AYE – 5; NAY – 1 Motion Passed | Motion to Approve: No |
| 4.b | Agriculture Lands. Eliminate AG-20 zone unless publicly owned property. Create AG-5 and AG-10 zones. | Motion to Deny AYE – 4; NAY – 2 Motion Passed | Motion to Deny: Yes |
| 4.c | Forest Lands. Add FR-10 and FR-20 zones to existing FR-40 and FR-80 zones. | Motion to Approve AYE – 2; NAY – 4 Motion Failed | Motion to Deny: Yes |
| 4.abc | Cluster Options | | Motion to Approve: No |
| OTHER RECOMMENDATIONS | | | |
| | A Motion was made for the councilor's to allow for a process for flexibility and opportunity for land owners who continuously owned property prior to the 1994 plan to possibly divide their property. The vote was 5-1 to approve. There was discussion as to whether the effort, discussion of the process will come to the PC work session, meetings, etc. | Motion to Approve AYE – 5; NAY 1 Motion Passed | Motion to Approve: No |